

# Truro Township Master Plan

MID MURRAY COUNCIL  
OCTOBER 2023



URPS

ASPECT Studios

## Acknowledgement of Country

We acknowledge the first people of the River Murray and Mallee Region as the traditional custodians of the land and waters on which we meet and pay our respects to their elders, past, present, and emerging.

# Contents

## Introduction

- 3** Why a Master Plan?
- 6** Regional context

## Developing the Master Plan

- 8** How was the Master Plan developed?
- 9** Community engagement
- 10** What we heard
- 13** Strategic setting
- 15** Implementing the Master Plan

## The Master Plan

- 17** Vision for truro
- 18** Public realm opportunities
- 19** Town Centre
- 20** The Master Plan
- 21** Furniture and materials palette
- 22** Planting palette
- 23** Implementation

# WHY A MASTER PLAN?

## Background

The township of Truro is located 94km north-east of Adelaide via Gawler and the National Highway on the eastern edge of the Barossa Valley. Historically it was a resting place for travellers on the track from Gawler to the Murray River which, by the 1850s, had evolved into the main route from Adelaide to Sydney.

The town was originally part of a large property owned by George Fife Angas. Today it is a productive township of olive groves, vineyards, wheat and barley farming.

The Country has a rich and diverse Indigenous heritage and is the meeting place of the Peramangk and Ngadjuri peoples.

The Barossa Valley is also a story of European settlement and their cultural heritage told through stories of resilience, determination and fortitude.



# WHY A MASTER PLAN

## Background

As part of the Sturt Highway interstate corridor and an important link between the Barossa Valley and the Riverland, this project presents a significant opportunity to enhance the character of the township and elevate its presence as an important rest point and destination for travellers.

The Department for Infrastructure and Transport (DIT) freight route project will be designed to sensitively integrate with the natural topography and rural setting, and with the heavy traffic diverted out of Truro's main street, safe and direct access will be maintained to the Truro township for travellers to experience a memorable journey in the historic town.

There is an opportunity to enhance Truro's streetscapes, public realm and facilities to provide enduring benefits to the community and visitors into the future. Enhancing native vegetation communities, and importantly elevating the presence and identity of the Truro township.



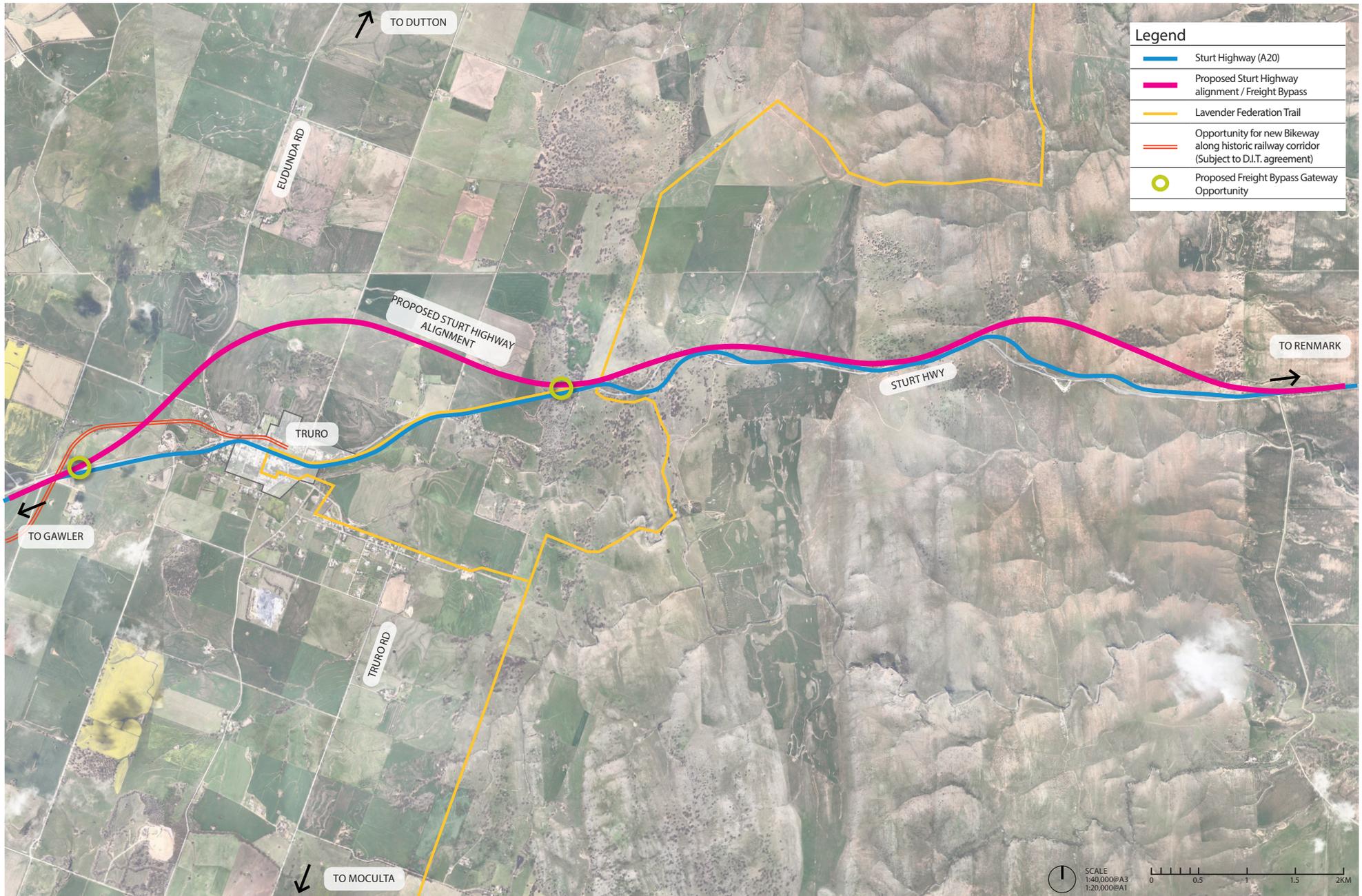
# WHY A MASTER PLAN?

## Benefits

- › Promote a vibrant and attractive place to live.
- › Make the town more resilient and adaptive to change.
- › Support a long-term sustainable pattern of growth.
- › Values and protects the natural environment, resources, landscapes, productive land and cultural heritage.
- › Locate people and jobs close together, and build on supply chains, to enable people and goods to move more efficiently and reliably.
- › Advocate for State and Federal funding.



# REGIONAL CONTEXT



# REGIONAL CONTEXT

## Highlights

### How we live:

- › Population of 523 people
- › 20.8% of residents are Labourers compared to 10.5% for SA
- › 213 dwellings with an average of 2.7 people per household
- › 98.9% of dwellings are separate houses compared to 78% for SA
- › Couple family without children 43.1% compared to 41.0% for SA
- › Average household weekly income \$1,658 compared to \$1,455 for SA
- › 40.8% households with 4 or more bedrooms compared to 25.7% for SA

## Catalyst Projects

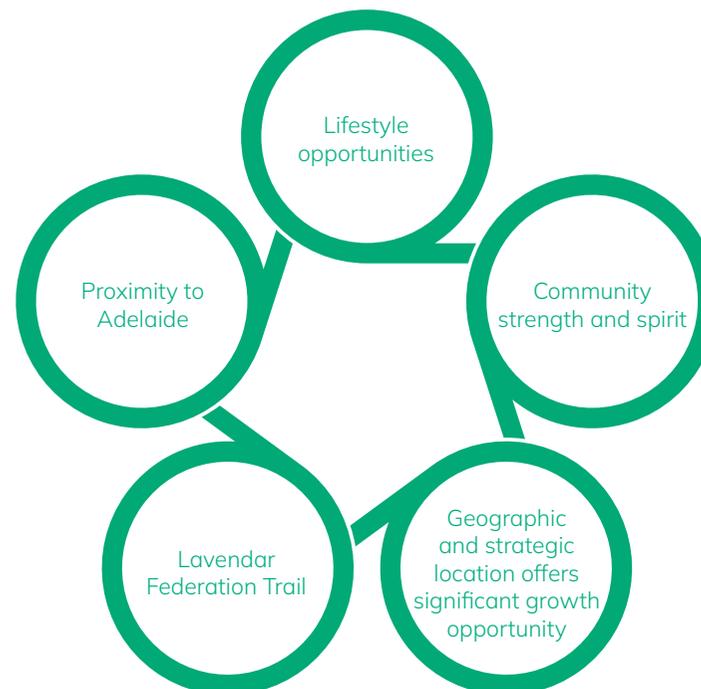
- › **Sturt Highway upgrade** between Renmark and Gawler, as part of the Roads of Strategic Importance (ROSI) program. The Australian and South Australian governments have committed \$87.5 million (80:20).
- › **Truro Bypass** \$202 million (80:20) has been committed to construct a bypass of the Truro township along with a new alignment of Sturt Highway over Accommodation Hill which will improve travel to and from the region.

## Opportunities

- › Natural landscape and rich agricultural lands
- › Growing popularity of trails for walking and cycling which are complementary to the natural environment.
- › Preservation and enhancement of Truro heritage.
- › Supply of suitable land for residential and employment activities.
- › Vacant main street buildings to bring new business into the town.

## Challenges

- › Manage the impacts of climate change which is likely to bring a drier and warmer future.
- › There is no significant large retail offering.
- › Upfront costs for infrastructure to support growth.
- › Access to high speed internet and health services.
- › The timing and prioritisation of infrastructure development.
- › Deposit required to invest or purchase a property in Truro.



# HOW WAS THE MASTER PLAN DEVELOPED?

## Overview

Our approach to the development of the Master Plan was iterative. The thinking was refined through engagement with stakeholders and the community.

The approach involved a range of people contributing their ideas, challenging these ideas through evidence and analysis and then testing and validating these ideas with the community.

The engagement approach was based on the principles of the Community Engagement Charter.

01 Engagement is genuine

02 Engagement is inclusive and respectful

03 Engagement is fit for purpose

04 Engagement is informed and transparent

05 Engagement processes are reviewed and improved

The Charter has an important role in shaping engagement on planning projects.

## Contribute learnings and ideas

Meetings and workshops with Council Elected Members and workshops with Community and Business representatives provided local context and knowledge to underpin this Master Plan and provided:

- › Valuable insight into the work being done locally to improve the prosperity of the town.
- › Open discussion on the elements that will form part of the Master Plan.
- › Insight on the key barriers and drivers for the township including access to infrastructure and housing.

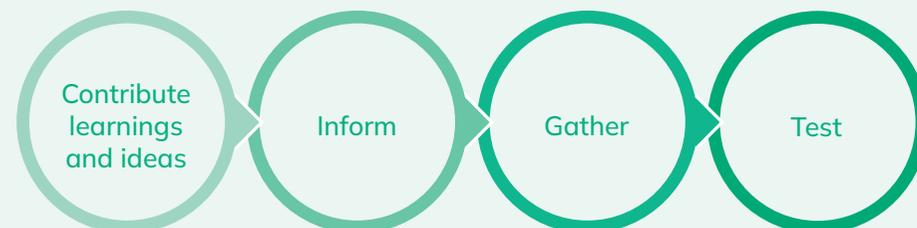
## Challenging ideas with evidence and analysis

Base level investigations assisted in establishing context to challenge or test some the Master Plan and ideas raised.

### This analysis addressed:

- › Key drivers of change.
- › Population trends and land supply.
- › Constraints and opportunities.
- › Key legislative matters and requirements (e.g. consistency with State Planning Policies).
- › Open space and connectivity.

Figure 3 – Our process to develop the approach



# COMMUNITY ENGAGEMENT

## Testing and validating ideas through engagement

The objective of the feedback was to help Council understand how the community would like the township to evolve and grow and specifically to understand priorities for implementation. A range of activities to gather inputs and feedback were included in the engagement approach including:

### Engagement with the broader community via:

- › Visioning workshop with Truro Primary School, main street businesses and Truro and District Community Association.
- › Meetings with Council staff and elected members.
- › Engagement with the broader community via:
  - › Community drop in sessions (around 25 people attended two sessions).
  - › Online survey (12 responses).
  - › Doorknocking main street businesses.
  - › Written submissions (2 received).

To supplement and support the community and stakeholder engagement, online methods of providing feedback were developed to provide additional forums for those that are unable to attend a community drop in session.





## WHAT WE HEARD

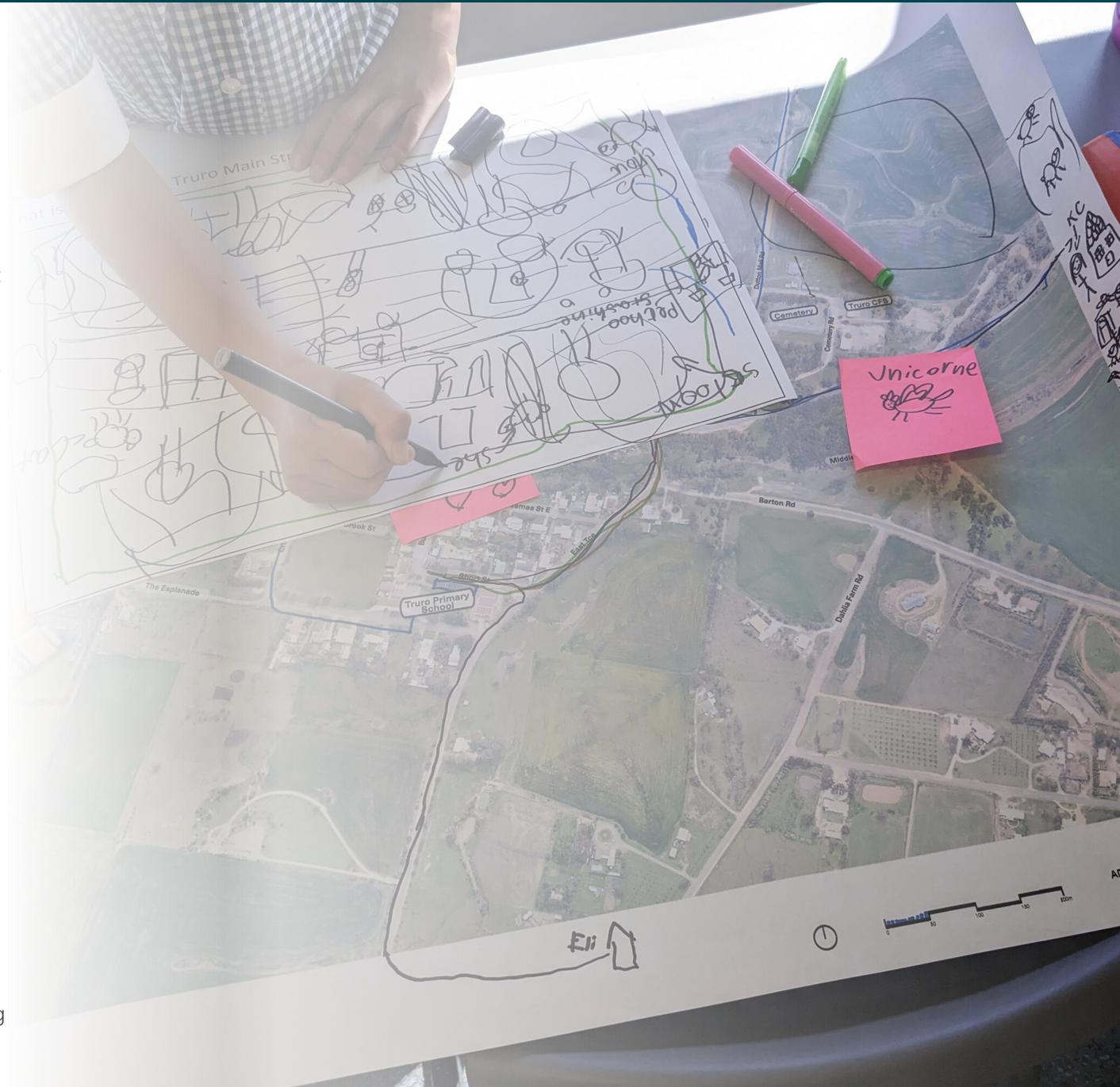
## Main street businesses and Truro District Community Association

The proactive work that Truro District Community Association (TDCA) do within the community is recognised.

The workshop provided an opportunity to gather different stakeholders to voice their concerns, particularly main street businesses. It also provided a platform to confirm previous ideas raised through DIT consultation and TDCA work.

### Master Plan priorities:

- › Diversity in housing (low and medium density)
- › Diversity in businesses to attract visitors and population.
- › Development of the Mogas site into a town centre that attracts visitors including:
  - › Playground
  - › Market stalls
  - › Seating
  - › Visitors centre
- › Advocacy for improved infrastructure (TV and digital connectivity).
- › Truro Oval upgrade including camping and change rooms
- › Maintain Heroes Park as an 'natural oasis' with tree maintenance, gardens and improved pathways. An opportunity to hire the rotunda for events.
- › Build on existing history and community story walking trails through town, including improved wayfinding.



# WHAT WE HEARD

## Truro Community

The draft Master Plan was on consultation from Wednesday 26 July to Friday 25 August.

During this time community could provide feedback by attending a drop-in session at the Truro Oval and/or completing an online survey.

### Town centre

The town centre was a key focus of prioritisation for the local community. Community members wanted to see a nature and farm based playground which is more reflective of Truro. The draft Master Plan was updated to eliminate the 'plastic playground' and instead reflect the rural heritage of Truro.

Community were also keen to see seating that incorporated shelter to protect from all weather conditions. Many stated, anything will be an improvement.

### Moorundie streetscape

The community would like to see the completion of pavement along Moorundie Street, utilising the style near the Post Office. Removing the protrusions was a sentiment shared by majority of the community.

There was also high emphasis that Council require DIT to resurface Moorundie Street prior to any asset exchange.

### Landscaping and greening

There were varied views regarding landscaping and greening, particularly along secondary streets. Many prefer that there be a focus on improving and installing footpaths and gutters on secondary streets rather than planting trees. This has been reflected in the final Master Plan.

Community would like to see native species utilised for any new plantings and were supportive of the proposed planting palette. There were some recommendations made regarding tree species dropping limbs and becoming more of a hazard than improving amenity.

## Master Plan features that are most important to the Truro community:

1

Town centre development

2

Moorundie streetscape upgrade

3

Central main street crossing

4

Camping grounds

5

Future growth areas

# STRATEGIC SETTING

## Strategic Setting

It is important to recognise that the future recommendations contained in the Truro Township Master Plan do not stand-alone from broader policy considerations and themes.

There are a range of important documents and strategies influencing this Master Plan.

## What is a Regional Plan?

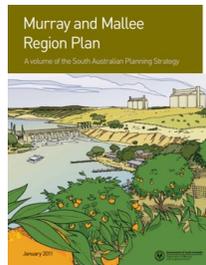
The State Planning Commission is currently preparing regional plans for South Australia.

### These plans include:

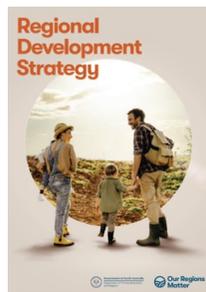
- › A long-term vision (over a 15–30 year period) for the region including provisions about the integration of land use, transport, infrastructure and the public realm.
- › Maps and plans that relate to the long-term vision.
- › Contextual information about the region or area, including forward projections and statistical data and analysis.
- › Recommendations about the application and operation of the Planning and Design Code.
- › A framework for the public realm or infrastructure within the region or area.



**The State Planning Policies (SPPs)** are the highest order policies which define South Australia's planning priorities, goals and interests. They are the overarching umbrella policies that define the state's interests in land use planning and alignment with the SPPs is a key requirement of strategic planning activities.



**The Murray Mallee Regional Plan** is a key planning policy document which guides the long-term vision for a particular region. The Regional Plan is prepared to align with the SPPs and provide guidance on land use, transport and public realm. The Plan sets a target of attracting some 23,000 people to the Murray and Mallee Region over the next 30 years. Additional employment opportunities play a key role in facilitating the population growth. This Plan is currently under review by the State Planning Commission.



**The Regional Development Strategy (the Strategy)** by Department of Primary Industries and Regions SA (PIRSA) was developed to shape the long-term direction of regional South Australia. The Strategy outlines how the Government will work with and support communities across the state through regional development and overcoming challenges. The strategy stated that growth and investment in regional South Australia must be targeted in ways to make communities stronger and more resilient. This investment should focus on the development and delivery of initiatives that result in increased trade, productivity, profitability, sustainability and growth.

# STRATEGIC SETTING



**Our Plan 2020-24** was developed to provide the community with a clear picture of Council’s strategic direction for a 4-year period. The purpose of the document was to identify key activities and measures to drive and deliver clear outcomes and accountability.

The document has four themes which sets strategic goals. The Plan is the key instrument to ensure the long-term financial sustainability of Council



**Truro Community Planning Report** underpins the development of the TDCA strategic plan for Truro. The strategic plan will set out the values, desires and objectives for the community

The community report is focused on four pillars which are Town activation, advocacy and leadership, social connectedness and town pride. This Master Plan recognises the vision and pillars developed by the community.

## Vision

Truro is a vibrant town that is socially connected, environmentally sustainable and prosperous. It is a place where local residents and visitors to the region enjoy natural beauty, heritage and a great rural lifestyle.

## Key strategic pillars

- › **Town activation:** Focusing on the local economy, innovation, business renewal and tourism.
- › **Social connectedness:** Ensuring that Truro is resilient and that people in the town feel supported and connected
- › **Town pride:** Focusing on heritage preservation and beautification of the town – public art, green space, interpretation etc.

Council will continue to investigate funding opportunities from State and Federal Governments to implement the Truro Township Master Plan.

# IMPLEMENTING THE MASTER PLAN

The Truro Township Master Plan will provide a clear plan for township improvements that can be adapted over time. This will enable the outcomes of this work to guide future decision-making within Government and the private sector.

Detailed design will need to be undertaken for different elements of the Master Plan.

**It is intended that this Master Plan will inform:**

- › Funding opportunities.
- › Future rezoning proposals.
- › Infrastructure investment decisions.
- › Decision around the use of community and council land and assets.

Council will report on the Master Plan through its annual reporting process.



# The Master Plan



# VISION FOR TRURO

Truro is a vibrant town that is socially connected, environmentally sustainable and prosperous. It is a place where local residents and visitors to the region enjoy natural beauty, heritage and a great rural lifestyle.

Agriculture and horticulture are the backbone of the economy.

The township offers residents and visitors recreational, educational and basic local shopping.

The surrounding natural environment, connection to Adelaide and other regional centres and lifestyle opportunities makes Truro a place of social, environmental and economic value.

The unique character and heritage together create a prosperous and diverse community.



# PUBLIC REALM OPPORTUNITIES

## Enhanced Streetscape

Opportunity to enhance the streetscape by:

- › Increasing greening, including establishing an avenue of street trees, new planted protuberances, and water sensitive urban design opportunities
- › Enhancing user experience, including improving accessibility, wayfinding and pedestrian connectivity, and upgrading lighting
- › Strengthening the character of the Township with the use of consistent materiality, furniture and consolidating signage

## Railway Site

Re imagine historic railway station site and adaptively reuse existing structure to activate a new recreational precinct suitable for community events such as markets, showgrounds, functions, weddings etc. Potential cycling hub.

## Truro Oval

Upgrade oval and sporting facility including:

- › Resurfacing oval and irrigation upgrade
- › Upgrade changerooms
- › New multi-use tennis courts and cricket nets.
- › Removal of underutilised buildings and courts.

## Heroes' Park

Upgrade reserve facilities to provide enhanced experiences for nature play, picnic facilities, fishing and other recreational activities. Potential for new toilet facilities and larger dog park. Enhanced vegetation and stormwater upgrades for improved biodiversity. Potential for new RV camping area with associated infrastructure.

# TOWN SQUARE

## Town Square

Establish a new Town Square at the former Mogas site with potential visitor information facilities, wayfinding, community marketplace, performance space, themed playground, outdoor museum and public artwork. The seating to the rear of the site is level with the car park and North Terrace making access easy for those wanting to stop. The rural themed playground has links to the farming links of Truro and creates a point of difference.



# THE MASTER PLAN



## Legend

- Streetscape upgrade including greening, improved accessibility and enhanced township character
- Central Main Street Crossing  
Formalised crossing for pedestrian and cyclist movements and slowing vehicular traffic
- Measures in place to facilitate safe pedestrian and cyclist movement
- Opportunity for new bikeway along historic railway corridor (Subject to DIT agreement)
- Lavender Federation Trail link.  
Establish a shared-use loop path from town to the Lavender Federation Trail and destinations of interest as a visitor day trip activity
- Major pedestrian & cyclist link, green corridor.  
Establish an accessible and legible pedestrian and cyclist link between important recreation and open space precincts
- Secondary pedestrian & cyclist link
- Existing and proposed open space.  
Establish a 'green corridor' connecting public open space.  
Enhance the Cemetery with new trees, shelter and memorial wall.
- Conservation area
- Potential Camp Grounds
- Potential future growth area.
- (subject to DIT agreement)
- Land preserved for future growth in the Planning and Design Code
- Carpark upgrade.  
Formalise carpark with new shade trees amenity, and wsud. Potential new Electric Vehicle charging station
- Upgrade and maintain footpaths and kerbing
- Middle Hut Creek
- Public Toilets
- Car Parking

## Heritage and Other Landmarks

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> 01 Charles Sturt Memorial Cairn</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> 02 Historic Truro Hotel</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> 03 Former Saddlery Shop</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> 04 Former Blacksmith &amp; Wheelwright</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> 05 Former Bank</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> 06 First High Walled Home</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> 07 Historic Town Hall</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> 08 Historic Post Office</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> 09 Former Police Station</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> 10 Historic Weighbridge Motel</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> 11 Former Truro District Council Office</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> 12 Historic Truro School</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> 13 Historic Uniting Church and Manse</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> 14 Cemetery</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> 15 Historic Railway Station</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> 16 Pioneer Park</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> 17 Dog Park</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> 18 Heroes' Park</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> 19 BMX Track</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> 20 Truro Oval and Sporting Facilities</li> </ul> |
|---|---|

# FURNITURE AND MATERIALS PALETTE

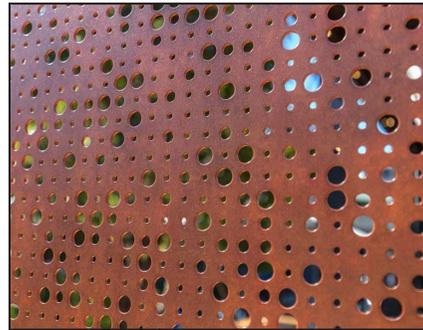
## Materiality



Exposed aggregate concrete



Concrete unit pavers to match existing



Weathered steel



Local rocks



In situ concrete

## Furniture



Picnic settings



Seats



Bike Racks



Seating Walls



Stone Retaining Walls

## Built Form



Contemporary Lighting



Drinking Fountain



Contemporary Amenities and Visitor Facilities

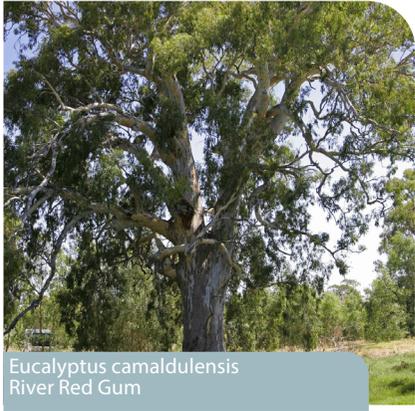


Wayfinding Signage

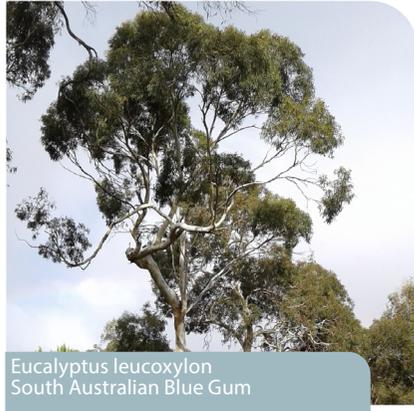


Integrated Art and Placemaking

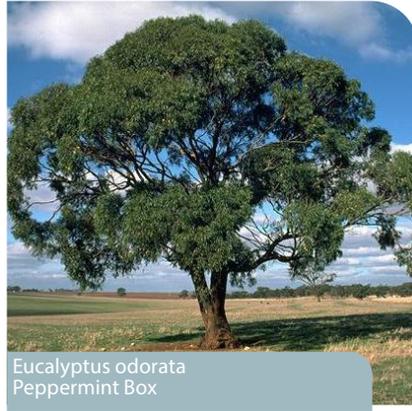
# PLANTING PALETTE



*Eucalyptus camaldulensis*  
River Red Gum



*Eucalyptus leucoxylon*  
South Australian Blue Gum



*Eucalyptus odorata*  
Peppermint Box



*Acacia melanoxylon*  
Blackwood



*Melaleuca lanceolata*  
Black paperbark



*Acacia myrtifolia*  
Myrtle Wattle



*Senna artemisioides*  
Silver Cassia



*Xanthorrhoea quadrangulata*  
Grass Tree



*Calytrix tetragona*  
Fringe-myrtle



*Myoporum petiolatum*  
Sticky Bvoobialla



*Pratia pedunculata*  
Trailing Pratia



*Juncus kraussii*  
Sea Rush



*Eutaxia microphylla*  
Mallee Bush-pea



*Kunzea pomifera*  
Muntries



*Acacia cultriformis* 'Cascade'  
Knife-leaved Wattle



*Hardenbergia violacea*  
Native Lilac



*Chrysocephalum semipapposum*  
Lustered Everlasting



*Kennedia prostrata*  
Running Postman



*Senecio pinnatifolius*  
Cotton Groundsel



*Lomandra* spp  
Iron Grass/Mat rush

## IMPLEMENTATION

**Cost estimate**

A cost estimate has been undertaken for the development of the town centre.

The Department for Infrastructure and Transport has allocated \$1 million to Truro Township enhancements as part of the Truro Bypass Project.

The total cost estimate for the town centre is just over \$2 million. The town centre has been split into the lower and upper zone.

Costed area	Estimate
Lower main street zone	\$1,331,506.79
Upper main street zone	\$826,338.46
Total	\$2,157,845.25

It is recommended the lower zone be completed first and that the following features are not developed until additional funding is secured.

- › Custom stage shelter (\$100,000)
- › Feature entry signage (\$10,000) due to the TDCA implementing their own.

The area of grass provided could be reviewed and reduced. This could minimise irrigation costs and ongoing maintenance.



# IMPLEMENTATION

## Priority 1

Prepare detailed design for the town centre (existing Mogas site) and cost estimate.

## Priority 2

Upgrade Moorundie streetscape including greening and improved accessibility such as removal of protrusions.

## Priority 3

Establish the central main street crossing to facilitate safe pedestrian and cyclist movements.

## Priority 4

Complete investigations required to implement camping grounds at Truro Oval.

## Priority 5

Investigate identified land in the Master Plan to be rezoned for future residential growth





TRURO 1863 HOTEL

EST 1863



**ASPECT Studios**